

# CARMEL TECHNICAL ADVISORY COMMITTEE

## AGENDA

**Date:** October 19, 2005  
**Place:** Department of Community Services Conference Room  
3rd Floor - Carmel City Hall  
**Time:** 9:00 AM

**9:00 a.m.**      **Docket No. 05100001 TAC: North American Park - Bill Estes Chevrolet**  
The applicant seeks to construct an interior drive across 2 parcels.  
The site is located 9884 N Michigan Rd. and is zoned B-2/Business & I-1/Industry within the US 421 Overlay.  
Filed by Jeremy Schmitt of American Consulting for Bill Estes Chevrolet, Inc.

**Present for the Petitioner:** Jeremy Schmitt with American Consulting

**Overview:** Jeremy Schmitt noted that Bill Estes had recently purchased a parcel just West of his existing property and he wants to connect a driveway between his parking lot and the parking lot on the other parcel.

**Hamilton County Surveyor's Office, Jerry Liston:** Asked the petitioner if he had any questions regarding Greg Hoyes's letter and comments.

**Jeremy Schmitt** said that he talked to him and that he felt that he was able to respond to his questions, so he had no additional questions.

**Hamilton County Surveyor's Office, Jerry Liston** said he thought that one of Greg Hoyes's major concerns was the twelve-inch RCP that he thinks may need to be just a little bit larger.

**Jeremy Schmitt** said that he had sent Greg Hoyes the information that he had which was the petitioner's drainage area. He said that if he thinks that that drainage area should be bigger then he would agree that it needs to be increased. He said he just needs to see what Greg Hoyes's opinion on that is.

**Hamilton County Surveyor's Office, Jerry Liston** said that the only other thing he needed to tell the petitioner is that there are no permits needed from the Hamilton County Surveyor's Office.

**Carmel Engineering, Nick Redden:** said that this project is outside their jurisdiction, so he had no further comments.

**Carmel Fire Department, Gary Hoyt:** He apologized for not sending Jeremy a letter, but said that the Carmel Fire Department really doesn't have any comments on this project. He said that this doesn't really affect the Fire Department much, but just gives them another access point between the two places.

**DOCS Urban Forester, Scott Brewer:** He said that he had not received any landscape plans and that he knew the petitioner was going through a couple of areas of trees. He said that he needs to know what landscaping is there that is existing, what the petitioner is removing, and he said that he thought the petitioner would have some landscape

requirements. He asked the petitioner what the future of the property was going to be.

**Jeremy Schmitt** responded that he thought the petitioner eventually wanted to expand the parking lot over into the parcel that is being crossed. He said that he wasn't really sure how, but he knew that right now the petitioner wanted access between the two properties.

**DOCS Urban Forester, Scott Brewer** said that they would try to work the landscaping around whatever the future use of the parcel might be. He said that way they could install it and not have to rip it all out later. He said obviously they were not going to let them plant in drainage easements, so he said that he would need to see where those easements are, any overhead utilities...

**Jeremy Schmitt** responded that he didn't think there were any overhead utilities in the area. He said there were some swails the petitioner was putting in. He said that he doesn't have any information about where drainage easements might be and he wanted to know how he could get that information.

**DOCS Urban Forester, Scott Brewer** suggested the Hamilton County Surveyor's office.

**Hamilton County Surveyor's Office, Jerry Liston** said that he doubted that they would have anything on record because the property has been bought for years. He suggested that the petitioner check with the Hamilton County Highway Department and that they may have something.

**DOCS Urban Forester, Scott Brewer** gave Jeremy Schmitt one of his business cards.

**DOCS, Matt Griffin:** Said Angie Conn sent Jeremy Schmitt an email with the Department comments and concerns. He said that the Department had no additional questions or comments at this time.

**Jeremy Schmitt** clarified that he needed to get back with Scott with some landscape plans.

**DOCS, Matt Griffin** said that he also needed to verify with Hamilton County Surveying that pipe size meets their requirements. He asked Jeremy Schmitt if he had received any comments from the Hamilton County Highway yet.

**Jeremy Schmitt** responded that he had not seen anything yet.

**DOCS, Matt Griffin** said that he would contact him directly to make sure that there was nothing.

**...END...**

**9:15 a.m.**

**Docket No. 05100003 TAC: Meadowlark Office Park, Lots 2-3**

The applicant seeks approval to redesign a previously approved parking area.

The site is located 690-706 Pro Med Ln. and is zoned B-6/Business.

Filed by Jamie Shinneman of Weihe Engineers, Inc.

**Present for the Petitioner:** Jamie Shinneman and Lisa Dunaway with Weihe Engineers and Nancy Polley with Dauby & O'Conner.

**Overview:** Jamie Shinneman said that there is a previously approved parking area with seventeen parking spaces on the Southwest corner. He said that what the petitioner is looking to do is to take the previously approved parking area and move it to the East in between the two buildings. He said that currently there are nineteen parking spaces in between those two buildings and he said that the intent was to take those seventeen and just add them into the existing nineteen. He said that it turned out that they only were able to get sixteen added. He noted that there would be a little bit of demolition work with the existing parking lot and a light that may need to be moved and another one added. He said that there would be some landscaping that would need to be moved around and he noted that the petitioners have added some additional foundation plantings. He said that as far as impervious to pervious, the petitioner would have less impact on the drainage conditions that are up there.

**Hamilton County Surveyor's Office, Jerry Liston:** Said that Greg had sent them a letter on this. He said that his office has no comments on this because there is no regulated drain affected and it all falls within the City of Carmel.

**Carmel Engineering, Nick Redden:** Said that his office mailed him a letter with their comments. He said that he knew that the petitioner had not received it yet, so he said that he brought a copy of it for the petitioner. He said that if the petitioner had any questions about the comments to give Carmel Engineering a call and they would work through those. He said the comments were not very extensive and pretty straightforward.

**Jamie Shinneman** noted that he had emailed back and forth with Gary a few times at the beginning of the project regarding some of Gary's concerns. He said that he hoped that he had addressed those. He said that he would call if they had any questions.

**Carmel Fire Department, Gary Hoyt:** Apologized that he had not sent Jamie Shinneman a letter. He said that the Fire Department really had no questions or concerns with this project. He said that the petitioner was not moving any fire hydrants or cutting down on the area of the cul-de-sac or his turning radius.

**DOCS Urban Forester, Scott Brewer:** Asked if the petitioner was going to use the parking that was land banked at all.

**Jamie Shinneman** said the petitioner was not going to.

**DOCS Urban Forester, Scott Brewer** asked if the petitioner had contacted the Parks Department or if they had heard from them.

**Jamie Shinneman** responded that he had not spoken with them or received any comments from them.

**DOCS Urban Forester, Scott Brewer** noted that the Parks Department may have comments. He said that he had a question about setbacks on the parking lot. He said that he was unsure of what they were, but said that Matt Griffin may speak to that. He said that he did not have any problems with landscaping.

**DOCS, Matt Griffin:** Said that Angie Conn should have sent the petitioner a letter. He said that he believed that the petitioner had worked through most of the comments on the letter. He said that the plans were showing some soil storage.

**Jamie Shinneman** responded that the plans have been revised.

**DOCS, Matt Griffin** clarified that the connection from the concrete walk to the path is existing. No additional comments.

**Hamilton County Soil and Water, John South:** Stated that the site was less than one acre, so his office did not review it.

**Jamie Shinneman** said that he would follow up with the Parks Department.

**DOCS Urban Forester, Scott Brewer:** Said that he did have one question about the small island. He noted that it is not connected to the triangle where the petitioner is going to do the soil storage. He asked the petitioner if there was any specific reason why the island didn't connect to the triangle for soil storage.

**Jamie Shinneman** said that it's kind of a high point that they are taking it each way. He asked if it was something that Scott Brewer would rather see connected.

**DOCS Urban Forester, Scott Brewer** said if there was a space where it could be connected and have soil in it, the roots of the trees planted in there will actually migrate into the larger area and it would actually help them.

**Jamie Shinneman** said that they probably overlap into each other a little bit and that was why they probably did that. He said they might encroach on the parking areas. He noted that it was tough with the drainage and trying to match the existing conditions.

**DOCS Urban Forester, Scott Brewer** said if it would be possible to connect the two, his suggestion would be to move one of the deciduous trees out of the small island to the tip of the larger island to give it more room.

*...END...*

**9:30 a.m.**

**Docket No. 05100004 PP: Gateway Pavilion (Center Pointe Crossing)**

The applicant seeks plat approval for a commercial subdivision.

The site is located at the southwest corner of Bennett Pkwy & US 421 and is zoned B-3/Business within the US 421 Overlay.

Filed by Jim Shinaver of Nelson & Frankenberger for Heritage RDG, LLC.

**Present for the Petitioner:** Greg Brendel with Heritage RDG, Linda Christian with Heritage RDG, David Hostetler with Weihe Engineers, D.J. O'Toole with American Consulting, and Larry Kemper with Nelson & Frankenberger.

**Overview:** Greg Brendel said that the retail shopping center will be located at the Southwest corner of 421/Michigan Road and Bennett Parkway. He noted that the property is split by a property line that allows the project in two different jurisdictions simultaneously. He said that part of the project lies in the Town of Zionsville and part of the project lies in the City of Carmel. He noted that the county line runs right in the middle of their site. He said that the Wal-Mart building lies within the Town of Zionsville. He said that there is one twenty-three acre parcel that the petitioner is acquiring from HP Products and he noted that there is a seventeen-acre parcel that the petitioner is acquiring from Bennett Family Farms. He said that the seventeen-acre parcel has already been through the zoning process and is part of Bennett Technology Park. Greg Brendel pointed out some drainage features of the sites. He pointed out that a portion of the site also lies within the 421-corridor overlay and has additional requirements than the rest of the project.

**Hamilton County Soil and Water, John South:** commented that he had not yet received any construction plans. He noted that he had received only site plans or primary

plat plans. He said that any comments in that way would have to be deferred until the construction plans have been reviewed. He said that, depending on the timing of this project, the future Stormwater Pollution Prevention Plan contains provisions within the rule that would allow one agency to review the plan, as opposed to Boone County reviewing it and Hamilton County reviewing it. He said that in this case, since most of the project is in Boone County it would probably be deferred to Boone County. He said that if the plans are filed after January 1<sup>st</sup>, he doesn't know what will happen as far as the construction plans. He said that his comment, in a nutshell, was that the Hamilton County Soil and Water office would work with the petitioner on the Stormwater Pollution Prevention Plan.

**Greg Brendel** pointed out that all they were seeking to do in the City of Carmel jurisdiction, with the exception of some variances on parking lot lighting and landscaping is to plat some of the properties into tenant lots. He said that each one of those lots, when tenants were found and the lots are sold will be coming back with through a secondary plat process and an ADLS Amendment process.

**Hamilton County Soil and Water, John South** asked the petitioner if they were anticipating building the main entry road.

**Greg Brendel** said that the petitioner's were anticipating building the main entry road, putting in all of the perimeter landscaping, and building the other connecting roads now.

**Hamilton County Soil and Water, John South** said that the petitioner's would have to submit an overall Stormwater Pollution Prevention Plan for that particular construction activity.

**Greg Brendel** said that was correct and that the petitioners would be doing so.

**Hamilton County Soil and Water, John South** said that he had no further questions.

**Hamilton County Surveyor's Office, Jerry Liston:** Said that Greg Hoyes had reviewed this project and had sent a letter to Jim Shinaver at Nelson and Frankenger. He said that it is a unique project with it lying partially in Boone County and partially in Hamilton County and with the roads being dedicated and public right of way. He said that the County Surveyor was going to require that the drainage portion that is in Hamilton County become regulated drain. He said that he wasn't sure how they were going to break that out with the portion that goes into Boone County, but that he knew that Greg Hoyes had been talking to Boone County and was sure that Greg Hoyes and Kent Ward would work that out somehow. He said that there was also some questions about Zionsville's discharge rate in this area. He said that it is believed to be 0.1 CFS per acre in the 10-year storm and 0.3 CFS per acre in the 100-year storm. He said that there have been some questions raised about that.

**Greg Brendel** asked if that was different than Hamilton County's.

**Hamilton County Surveyor's Office, Jerry Liston** answered that it was probably going to be more restrictive. He said that he doesn't think right now that the County has anything in that area. He said that the petitioner answered his question regarding if the site would be platted for Hamilton County. He said that he would let Greg Hoyes know that. He said that the petitioners and his office would have to work with Scott Brewer because Hamilton County doesn't allow any trees to be planted in the public right of way.

**Greg Brendel** said that that was a little different than what the 421 Overlay Ordinance calls for and he noted that there was a conflict of ordinance there.

**Hamilton County Surveyor's Office, Jerry Liston** suggested that the petitioners may have to get a variance from the County Commissioners on that. He said that one of the comments that Greg made was that the petitioners would have to work out the landscape plantings within the proposed regulated drainage easements. He said that was doable. He said that was all the comments that he had at this time.

**Cinergy, Shirley Hunter:** She said primarily at this time what she will need is to coordinate where the roads are being built because they will require conduits to be installed at some location and she said that she hadn't really worked out the fine details of that yet. She gave the petitioner her business card. She said that she didn't know about easements. She asked the petitioner if the front properties were separate easements.

**Greg Brendel** responded that it was one as it has been currently proposed to the various jurisdictions. He said that it is one integrated retail center. He noted that there are alternatives if the various jurisdictions choose to not allow this to be an integrated center. He said that certain buildings could be built on their own parcels and that the petitioners would have to redo the entire site plan. He said that it was the feeling of the petitioner that the site plan as is because they feel that it is a better-integrated development because the architecture integrates and the traffic flow integrates and everything looks better and flows better.

**Cinergy, Shirley Hunter** commented that those details would most likely be worked out as the individual sites develop, but that she knew that they were going to need some sort of crossings for the roads themselves to accommodate the power for the sites. She noted that they currently have power on the East side of Michigan Road and also on Bennett Parkway.

**Greg Brendel** said that the petitioner has received will-serve letters from Cinergy and he said that they have provided 10 foot utility easements throughout the project for the running of conduits for just about everything. He said that right now the petitioner is going to have to sit down with Cinergy and figure out which utility company goes along which side of the street. He said that they would be setting up meetings with the utility companies in the next week or so after they get through the initial Plan Commission hearings.

**Cinergy, Shirley Hunter** noted that she would be the contact person for the project.

**Carmel Engineering, Nick Redden:** said that he mailed the petitioners a letter with their comments. He said that if they had any questions about that, to contact Carmel Engineering and they would work through the questions.

**Carmel Fire Department, Gary Hoyt:** He said that he met with Greg Brendel from Heritage RDG. He asked the petitioners to send him a copy of the water plan that shows the fire hydrant locations. He said that he wants to run it by Mike DeLong. He said that it looks like it sets up pretty well for Carmel. He said that he wants to make sure that he and Mike DeLong are squared away on it.

**DOCS Urban Forester Scott Brewer:** He said that he brought copies of his comment letter for those who didn't get copies of it. He said that he basically had a couple of issues. He said that he did not get a plan that showed the utility easements, power lines, etc. He said that the petitioners would need to coordinate between all those agencies with regards to the landscaping. He said that he knew that he and the Surveyor's office had



mutual issues. He said that they were trying to avoid several of those issues by delineating spaces for landscaping. He said that there were three more technical comments and the rest was all species stuff.

**Greg Brendel** said that the species stuff was not an issue for the petitioner. He said that he realizes that anything that is done out on 421 is going to require additional landscaping and buffering and he said that he hoped that dimensionally they had already provided for that. He said that there is also additional landscaping that the petitioner was planning on passing on to whoever acquires the lots along 421.

**DOCS Urban Forester Scott Brewer** said that if it comes through as one development it will require one landscaping plan that shows the amount of required landscaping. He said that it doesn't all have to be put in at that time, but it will have to show that approved amount of landscaping.

**Greg Brendel** said that the petitioner could do that on the perimeter, but on the interior individual lots the petitioner is unable to do that because they have no idea if there is going to be one guy there or twenty guys there. He said that if they bring in four or five or six lots and their requirements are different than what has been planned for, then there will be a conflict. He said that the petitioner can certainly do all of whatever required perimeter landscaping and landscape buffering the City wants. He said that on the interior lot line, the petitioner is not going to know until that tenant appears.

**DOCS Urban Forester Scott Brewer** said that his suggestion would be that the petitioners show that on the plans. He said that he would suggest that it be on the plans that the future tenant or user will make provisions for the landscaping and, then, make the future tenant or user aware of the City's requirements.

**DOCS Matt Griffin:** Noted that there were also bufferyard requirements on the public right of way and that the landscape plan should show buffer plantings along the interior streets between all the parking areas. He said that the petitioners obviously need to take into account the trees in the Right of Way issue. He said that might be a variance from the County Commissioners. He said that the Department will want to know what direction the petitioners are going to address that. He said that the Staff doesn't want to see a plan that's not going to get built if the petitioners do not go to get a variance to put the trees where they are shown on the plans. He stated that Angie Conn sent a letter to Jim Shinaver.

**Greg Brendel** noted that items one, eight, and twenty are being provided by Mr. Shinaver. He said that the balance of the items are going to be provided by the petitioner's engineering firm, American Consulting Engineering, and they will be on the next set of plans submitted. He noted that the Staff should receive those updated plans today. He said that he has no issues with any of the comments.

**DOCS Matt Griffin** asked if the petitioner's had received any comments from Hamilton County Highway.

**Linda Christian** said that the Hamilton County Highway office sent the petitioners an email on Monday informing them of an application which they needed to submit which they didn't know anything about. She said that she had that check and application today. She said that he had no other comments about the project.

**Greg Brendel** said that they had gone back and forth on email about the project, but until Monday they did not know anything about the application and fees.

**DOCS Matt Griffin** said to work with the Hamilton County Highway office directly, but to keep him in the loop, so that he knows that things are being addressed. He asked the petitioner's if they were applying for a variance for the sign in the Right of Way.

**Greg Brendel** said that they had filed that with Angie.

**DOCS Matt Griffin** said that Staff did not have any other comments. He noted that obviously the petitioners would need to get the revisions outlined in the Department letter to Staff by the fourth of November, as well as a revised landscape plan to Scott. He noted that the revised landscape plan should be as realistic as possible. He said that that meant working out any issues with Hamilton County on the plantings in the Right of Way issue. He said that if they were not going to accommodate that, the petitioners would have to figure out a way to get the plantings somewhere else.

**Greg Brendel** said that it might appear now that, as a result of what the petitioners had worked out between the County and the Urban Forester, that the petitioners may need to apply for an additional variance. He said that the petitioners had filed their current variance application and he wanted to know if they could go back and amend the variance application that was already filed to reflect the changes.

**DOCS Matt Griffin** said he would have to defer to Angie on that because he didn't know what the time schedule on it was. He said that it would be nice to know on the fourth of November what variances the petitioners were filing for.

**Greg Brendel** said that they need to have the street trees variance.

**DOCS Matt Griffin** noted that that variance would be through the Hamilton County Commissioner not through the City of Carmel. He clarified that it would be a separate application, a separate variance, and a separate review body.

**Carmel Fire Department, Gary Hoyt** asked the petitioners if they had been in contact with Bill Akers about how to do the addressing because he noted that there would be mail crossing County lines.

**Linda Christian** responded that the petitioners have had that conversation with him and that there will have to be coordination between the Counties.

**Greg Brendel** noted that the petitioners were having some trouble coming up with the final street names, so he said that they were submitting names, but if the TAC members didn't like them, they were at liberty to change them.

...*END*...

**9:50 a.m.**

**Docket No. 05100005 TAC: Clarian North Hospital**

The applicant seeks approval to landscape & re-grade land where pooling is occurring. The site is located at 11700 N Meridian and is zoned PUD/Planned Unit Development. Filed by Joe Scimia of Baker & Daniels for Clarian Health Partners, Inc.

**Present for the Petitioner:** Roger Kilmer with Baker & Daniels and Jamie Poczekay with American Consulting.

**Overview:** Roger Kilmer said that it appears that there is some pooling of water down on the Southeast corner of the site. He said that the petitioners are looking to do some regarding to resolve the pooling situation and he noted that the regarding would, then, affect the landscaping.



**Hamilton County Soil and Water, John South** said that original plan was submitted and approved under the prior Stormwater plan. He said that he was treating it as a small revision under the old plan. He said that in the drawings, he recommended a silt fence along the right of way fence while they are doing that work. He said that, as far as what's being planned, he suggested to design the area with vegetation that would be appropriate for a wet area instead of trying to drain one. He noted that it was already flat and that there were appropriate ways to live with a wet are instead of trying to make it dry. He said that he wasn't sure that that wouldn't be more appropriate. He said that it would certainly improve the urban stormwater quality instead of regarding it like is proposed. He said that it would also fit in better with the native grasses that are proposed on the plans to be planted versus a concrete rip rap swail across there.

**Jamie Poczekay** said that, in conversations with INDOT, INDOT is really pushing them to pipe this all the way to the right of way. She said that right now they were not going to get their permit unless they did that.

**Hamilton County Soil and Water, John South** said that if they were going to utilize the existing swails then the petitioner should check the slopes.

**Hamilton County Surveyor's Office, Jerry Liston** said that he just completed the inspection on the regulated drain across this site on Monday. He said that the pipe that the petitioner is coming to has been sliplined down by INDOT and he said that it looks like the invert is probably higher which looks like it is probably going to create some problems too. He said that he was told by Pepper Construction on Monday that the petitioners were in talks with INDOT about maybe piping this. He asked if the cover was there to pipe this.

**Jamie Poczekay** said that the petitioner would create the cover by pipe.

**Hamilton County Surveyor's Office, Jerry Liston** said that the proposal is showing that it is outside the existing easement. He said that it will have to be put back in the easement or go back through the board and have a reconstruction and have the easement rededicated.

**Jamie Poczekay** said that she had spoken with Greg and thought that the way the petition was written was for so many feet from the top of the anchor. She said that even though they've drawn the lines, the lines are flexible, so she said that the way she understood, Greg thinks that the petitioners will be able to avoid all that because the petition didn't focus in on a specific land description.

**Hamilton County Surveyor's Office, Jerry Liston** said that according to Greg, the petitioners have proposed two designs. One includes just riprap channel and the other one is a concrete swail with riprap.

**Jamie Poczekay** clarified that there were two details. One was the concrete channel to extend the drainage from 116<sup>th</sup> street and the riprap line channel would just be from the pond outlet to the right of way.

**Hamilton County Surveyor's Office, Jerry Liston** said that the orifice was not in that pond. He said that was something that needed to be addressed and he said that he would address that with Pepper Construction in his letter. He said that there is a good chance that even if it gets approved that it will not be built this year. He said that Clarian is saying that it will probably not be done until the spring.

**Cinergy, Shirley Hunter** said that she didn't know if they had ever received plans for this. She said that it was not their jurisdiction but it was IPL. She did note, however, that it looks like they have a buried power line in this area. She said that she hasn't seen the plans, so she can't say for sure that it will be affected.

**Jamie Poczekay** said that they were going to be building on private property.

**Cinergy, Shirley Hunter** said they were in an easement on private property. She said that she didn't know the area that well to know for sure where the power line is, but she said she did want to let the petitioner know that it was a possibility. She gave the petitioners her business card. She said that she knew that Cinergy had a power line that went out to Spring Mill Road on that side of the road. She said that she doesn't know how far east. She said that she could do that checking for the petitioner.

**Jamie Poczekay** noted that they were just placing additional fill.

**Cinergy, Shirley Hunter** asked the petitioner how much additional fill would be added.

**Jamie Poczekay** said it was anywhere from 0 to 10 feet.

**Cinergy, Shirley Hunter** said that it could be an issue because they wouldn't want their cable fifteen feet deep. She said that it may not be an issue at all, but she said that she needs a set of plans and Dean Groves would make the determination.

**Carmel Engineering, Nick Redden:** Said they are still reviewing this. He said they will get their comments to the petitioners as soon as they completed their review.

**Carmel Fire Department, Gary Hoyt:** He apologized that he didn't send a letter, but he said it didn't look like the fire hydrants would be disturbed at all.

**DOCS Urban Forester, Scott Brewer:** Sent an email on October 13, 2005 with a few small comments about replacing species on a few small ornamental trees. He said that he talked about native grasses.

**Roger Kilmer** noted that Longwell had provided some comments. He said that Longwell said that they chose the crabapples because they were able to move them from an additional locations at no additional cost to the owner. He said that the native grass mix is the same grass being used on the entire site and it is specified in the planning specs.

**DOCS Urban Forester, Scott Brewer** said that he told him that he would prefer hardwood trees. He said that he would still require the twelve hardwood trees versus twelve crabapple trees.

**Jamie Poczekay** asked if the petitioner could use both.

**DOCS Urban Forester, Scott Brewer** said that was okay.

**DOCS, Matt Griffin** said that Angie Conn sent a short list of comments, most of which are labeling and such, as well as noting that the petitioners should coordinate with Scott Brewer. He said that the Department didn't have anything additional at this point. He asked the petitioners who their contact was at INDOT.

**Jamie Poczekay** responded Dwayne Myers.

**DOCS Urban Forester, Scott Brewer** commented on the landscape architecture firm not being local. He commented that it was not necessary to put small ornamental trees in this area. He said that the less busy that this area is the better and that there were lots of other places on the site that small ornamental trees could be placed.

...*END*...

**10:05 a.m.**

**Docket No. 05100006 SP: Heather Knoll, Sec 3**

The applicant seeks to plat 57 residential lots on 26.358 acres.

The site is located west of the southwest corner of 141st and Towne and is zoned S1/Residence. Filed by Ed Fleming of Stoeppelwerth & Assoc for Platinum Properties.

**Present for the Petitioner:** Ed Fleming with Stoeppelwerth & Associates and Steve Broermann with Platinum Properties.

**Overview:** Ed Fleming said that this was the last section of Heather Knoll. He said it consisted of fifty-seven lots on twenty-six and a half acres. He said that all of the utilities will be extending out of section one and two.

**Hamilton County Soil and Water, John South** said that emailed Ed Fleming a letter this morning. He recommended that the petitioner extend the silt fence up to the existing 146<sup>th</sup> Street Right of Way. He noted that the petitioner did provide an 11x17 plan, so that comment could be eliminated from his letter. He said that under C3 the petitioner did mention wooded areas and stuff on the site as part of the water quality activities. He said that he thinks that needs to be revised. He said that something that has been included in the remarks under maintenance under stormwater quality is sediment markers in the ponds. He said that if the petitioners are going to have sediment markers, he said lets show what the heck they are or show them on the plan. He said that those were his comments. He clarified that the construction would begin next spring and he commented that he hoped that the areas that have already been disturbed in this section have already been seeded.

**Hamilton County Surveyor's Office, Jerry Liston:** asked if Ed Fleming had received Greg Hoyes' letter.

**Ed Fleming** commented that he sent revised plans back to Greg Hoyes yesterday.

**Hamilton County Surveyor's Office, Jerry Liston** commented that the only thing he would mention to Steve Broermann is that he was aware that the homes along 146<sup>th</sup> Street have been given an outlet. He said he thought that there were three homes. He said that thing that he would like to see the petitioners do with this section is to replace the plastic drain tile up to the property line of the white house to the East of the other homes. He said that it was egg shaped and they tried pushing the camera through it and couldn't get the camera through it. He noted that it is what comes up to the back of lots of 125 and 126. He said that he just wants to make sure that it gets replaced and that it can be addressed at the preconstruction meeting. He said that he knew that section one and two were done with the single wall. He said that Carmel and the County have changed their standard and he said that he would defer it back to the City of Carmel as to if they want this to be finished with single wall or go to the high Q.

**Steve Broermann** commented that they had already changed it to the double.

**Hamilton County Surveyor's Office, Jerry Liston** noted in section one of Heather Knoll, it was a reconstruction and a new drain was placed on the south side all the way down. He said that the existing drain tile is still there and he said that Platinum had made

the commitment and that they would need to talk about the...it needs to be addressed. He commented that it is underneath the shoulder of the road and it is still there and he said one day Carmel would be widening that road and have to deal with it and he said that they just need to sit down together with Platinum and discuss what needs to be done there.

**Steve Broermann** said they were aware of it and knew that they needed to do something with it and that they would sit down with Nick Redden and Gary Duncan to discuss some other issues and talk to them about it at that time.

**Cinergy, Shirley Hunter:** said that she needs a copy of a CAD drawing and a new service request. She said that she has a pole in the entrance that will need to be moved. She said that there wasn't a whole lot of room there, so she would go out and look at it and coordinate that with Steve Broermann. She said that she needs to tie in from 146<sup>th</sup> Street and that she would need to get over from the West side to the East side, so she would like to request that the regulated drain easement between lots 132 and 133 be dedicated also as a utility easement, so she can tie her conductor to this east side of the project.

**Steve Broermann** asked if the pole at the entrance was something that just needed to be coordinated between him and Shirley Hunter of Cinergy.

**Cinergy, Shirley Hunter** responded that she would look at it. She said that she believes that it is just a single-phase line and that it is pretty easy to move. She said that they may have to get an anchor permit from someone else down the road. She noted that since construction isn't set to begin until the spring, they should have plenty of time.

**Steve Broermann** said that he would give her a call in the next month or so and that they would get together. He clarified that the petitioners could call the 1-800 number to set up the new service request.

**Cinergy, Shirley Hunter** responded that the petitioners should just call the 1-800 number to get it set up in the computer.

**Carmel Engineering, Nick Redden:** Said that he mailed the petitioners a copy of their comment letter, but he brought a copy to give them because he was sure they had not received the letter yet. He said that they could work through those. He said that there wasn't really anything out of the ordinary on those.

**Ed Fleming** said that they would take a look at them and get back to Carmel Engineering.

**Carmel Fire Department, Gary Hoyt:** He said that the set of plans that he was given didn't have fire extinguisher locations on it. He said that whenever the petitioners decide where they are going to stick them, they will need to submit plans to him for his review.

**DOCS Urban Forester, Scott Brewer:** He said the petitioners had a couple of mistakes on the plant schedule. He said the counts are off and the symbols don't match, so he said that the petitioners should have their architect change those. He said that down in the corner by the regulated drain easement, the counts are off on the evergreens—it says nine, but there are actually ten shown on the plans. He asked if there was any reason the bufferyard wasn't shown on the other side as well.

**DOCS, Matt Griffin:** Said that Angie Conn sent the petitioners a letter. He said that it was basically labeling stuff for the City of Carmel platting requirements. He said that Ed

Fleming addressed all of those. He said that obviously once the revisions are made from the comments today, the plat can be signed and the petitioners can move forward.

*...END...*